



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Milpitas City Council has set the hour of 7:00 PM, Tuesday, February 3, 2015, in the **City Hall Council Chambers, 455 E. Calaveras Boulevard**, Milpitas, as the time and place for Public Hearing on the following:

TOWN CENTER ZONING AMENDMENT - ALL TOWN CENTER DESIGNATED PARCELS - ZA14-0011 – Consider the Planning Commission's Recommendation by a 7-0 vote for a Zoning Text Amendment to the Town Center Zoning District that would add mixed-use description, prohibit ground level residential uses and require commercial-retail space on the ground floor, and review the Live-Work provisions of the Zoning Code and amend any conflicting provisions or to clarify commercial-retail requirements. This project is exempt from further CEQA review pursuant to Section 15061(b)(3). Project Planner: Adam Petersen (408) 586-3274, kpetersen@ci.milpitas.ca.gov

REPEAL EXEMPTION RELATED TO GENERAL PLAN LAND USE CONVERSION - Properties West of McCarthy Blvd North of Highway 237 and properties East of California Circle and West Penitencia Creek - GP14-0005 – Consider the Planning Commission's Recommendation by a 7-0 vote to amend City Council Resolution No. 8220 repealing the exemption related to land use conversion of employment/sales tax generation properties to residential for properties on the west side of McCarthy Boulevard north of Highway 237 while continuing the exemption for properties east of California Circle and west of Penitencia Creek. This project is exempt from further CEQA review pursuant to Section 15061(b)(3). Project Planner: Adam Petersen (408) 586-3274, kpetersen@ci.milpitas.ca.gov

CITATION PROJECTS – PIPER/MONTAGUE SUBDISTRICT OF THE TRANSIT AREAS SPECIFIC PLAN AREA – Consider the Planning Commission's Recommendation by a 4-3 vote for the City Council to adopt an uncodified ordinance to approve a Development Agreement by and between the City of Milpitas, SCS Development Co, Amalfi Milpitas, LLC, and DPD Investments, LLC for the reduction and deferment of Transit Area Specific Plan Development Impact Fees for the Citation I project (Amalfi I and Amalfi II) and Citation II project (the Edge) as part of an economic incentive tool for development. This project is exempt from further CEQA review pursuant to Section 15061(b)(3). Project Planner: Adam Petersen (408) 586-3274, kpetersen@ci.milpitas.ca.gov

NOTICE IS FURTHER GIVEN, pursuant to Government Code Sec. 65009, that any challenge of this application in court may be limited to raising only those issues raised by you or on your behalf at the public hearing described in this notice, or in written correspondence delivered to the City Council at or prior to this hearing.

INTERESTED PERSONS who wish to comment may attend the public hearing in person or may submit written comments to the City Council prior to the public hearing. Written comments may be sent to the Milpitas City Clerk via US mail to 455 East Calaveras Blvd., Milpitas, CA 95035, delivered to the Milpitas City Hall 3rd Floor, or sent by e-mail to: mlavelle@ci.milpitas.ca.gov